

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT

DATE

DEC 04 2003

27

TO LEASE NO. GS-09B-94150

ADDRESS OF PREMISES 75 Hawthorne Street
San Francisco, CA 94105

THIS AGREEMENT, made and entered into this date by and between ITW MORTGAGE INVESTMENTS II, INC.

whose address is ITW Mortgage Investments II, Inc.
c/o Mr. J. Michael Malloy
GE Capital Real Estate
1901 Main Street, Suite 700
Irvine, CA 92614

herein after called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government.

Paragraph 64 and 65 are hereby added to the lease in their entirety.

64. The Solar Hot Water Heating System has been installed by the Lessor and has been inspected and accepted as complete by the Government. The Lessor is to receive a one-time payment of [REDACTED], which represents payment in full for the installation of the Heating System.

65. The Government agrees to pay the Lessor [REDACTED] annually, payable at the rate of [REDACTED] per month, to cover the cost for maintenance of the Solar Hot Water Heating System and all of its components, effective November 1, 2003, through the remainder of the term of this Lease and any extended or succeeding lease term so long as this heating system remains in place. The new Annual Rent will be approximately \$7,091,485.68.

\$7,092,003.75



ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN IN FORCE AND EFFECT.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: ITW MORTGAGE INVESTMENTS II, INC.

BY: [Signature]
(Signature)

General Managing
(Title)

IN THE PRESENCE OF

[Signature]
(Signature)

75 Hawthorne Street
San Francisco, CA 94105
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY: [Signature]
PATRICIA JORDAN

Contracting Officer
GSA, PBS, RED